

TOWN OF POLK
Plan Commission Minutes
January 6, 2009
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I. Call Meeting to Order - The meeting of the Plan Commission of the Town of Polk was called to order by Chairman Willard Heppe.

A. Official Meeting Notice - Chairman Heppe reported that the notice of the meeting was sent to the West Bend Daily News, the Hartford Times Press, WBKV, WTKM, Milwaukee Journal Sentinel and posted at the Town Hall, Highway View School, Cedar Hills bulletin boards, and also posted on the Town of Polk website.

B. Roll Call - Members present: Willard Heppe, Karen Reiter, Mark Peters, Albert Schulteis, Marvin Kissinger, Supervisor Harold Groth, guest Supervisor Theodore Merten and Judy Stephenson, Zoning Secretary. Robert Roecker was excused absence.

C. Approval of minutes for December 2, 2008 - Motion made by Albert Schulteis to approve the December 2, 2008 minutes. Motion seconded by Karen Reiter. All voted in favor and motion carried.

II. Unfinished Business - none

III. New Business - Discussion/Possible Action on the Following:

A. Business Use application by Scott Haldmann to operate a towing and general auto and light truck repair shop to be located at 3550 Hwy 175, Slinger. Property owner is Mary R. Wenninger. Zoned B-1 Business. Tax Key T9-0840. Section 21.

Scott Haldmann stated that he had been in negotiations for the business with Jerry Wenninger prior to Mr. Wenningers death about 6 months ago. In response to a question from Karen Reiter, Mr. Haldmann stated that he would not be doing any painting of vehicles.

Chairman Heppe stated that vehicles must not be parked next to the guard rail because it would interfere with traffic visibility for vehicles driving by.

Motion made by Karen Reiter and seconded by Marvin Kissinger to recommend to the Town Board that the Business Use application for Scott Haldmann be approved. All voted in favor and the motion carried.

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B. Final CSM for one 10 acre lot out of an approx. 40 acre parcel for Raymond Hoefert, 3488 Hwy 175, Slinger, zoned A-1 Agriculture. Tax Keys T9-0840 and T9-841. Section 28.

Chairman Heppe stated that because there was more than 20 acres remaining in the parcel after the 10 acre CSM was created, a plat of survey was all that was required for the remainder.

Motion made by Albert Schulteis and seconded by Marvin Kissinger to recommend to the Town Board that the final CSM for one lot for Raymond Hoefert be approved. All voted in favor and the motion carried.

C. Amendment to Title X of the Town Zoning Ordinance Section 7.03 to include ground signs under conditional uses.

Motion made by Karen Reiter and seconded by Albert Schulteis to recommend to the Town Board approval of the Amendment to Title X of the Town Zoning Ordinance Section 7.03 to include ground signs under conditional uses. All voted in favor and the motion passed.

D. Presentation by Washington County Planning and Parks Dept. on proposed changes to Erosion Control and Stormwater Management Ordinance.

Scott Schmidt, Washington County Engineer/Surveyor and Paul Sebo, Senior Technician, Washington County Land and Water Conservation Division, Planning and Parks Department presented a power point program on the proposed changes and updates. Washington County administers the Erosion Control and Stormwater Management for the Town of Polk. A question and answer discussion followed.

E. Chapters 9 and 12 of the Town of Polk Multi-Jurisdictional Comprehensive Plan

Discussion was held. See attached list of recommended changes and/or corrections/clarifications to Chapters, IX and XII of the Comprehensive Plan for the Town of Polk - 2035.

Motion by Karen Reiter and seconded by Mark Peters to recommend to the Town Board three changes/clarifications to Chapter IX - Utilities and Community Facilities Element - of the Comprehensive Plan for the Town of Polk. All voted in favor and the motion carried.

Motion by Karen Reiter and seconded by Albert Schulteis to recommend to the Town Board one change/correction to Chapter XII - Implementation Element - of the Comprehensive Plan for the Town of Polk. All voted in favor and the motion carried.

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F. Zoning Violations - Judy Stephenson stated that complaints had been received about a landscape supply company. Consensus was that the owner should be invited to the February 3, 2009 Plan Commission to explain the business operation at both its locations.

IV. Other Business

A. Correspondence - none

B. Informational items - none

C. Board of Appeals - Karen Reiter stated that the Board had met on December 10 and approved a 10 ft. variance from the minimum 50 ft. front yard setback requirement to reconstruct and enlarge an attached deck for Dorothy Hanson, 4790 Edgewood Drive. She further stated that the Board also met on December 30 and approved a variance of 48 ft. from the minimum 110 ft. front yard setback, instead of the requested 51.4 ft. variance, to construct an enclosure for an inground swimming pool for Calvin Martinez, 3840 Hwy 60.

D. Building Inspector's Report - none

V. Adjournment - Motion made by Karen Reiter and seconded by Marvin Kissinger to adjourn. All voted in favor and the meeting was adjourned at 9:20 p.m.

Respectfully Submitted,

Judy Stephenson
Zoning Secretary